

1246-1268 Lynn Valley Road (Lynn Valley Mall) and 3050-3174 Baird Road (Draycott Gardens)

OCP Amendment Bylaw 8779 & Rezoning Bylaw 8780



Public Hearing – April 14, 2026

Site Context

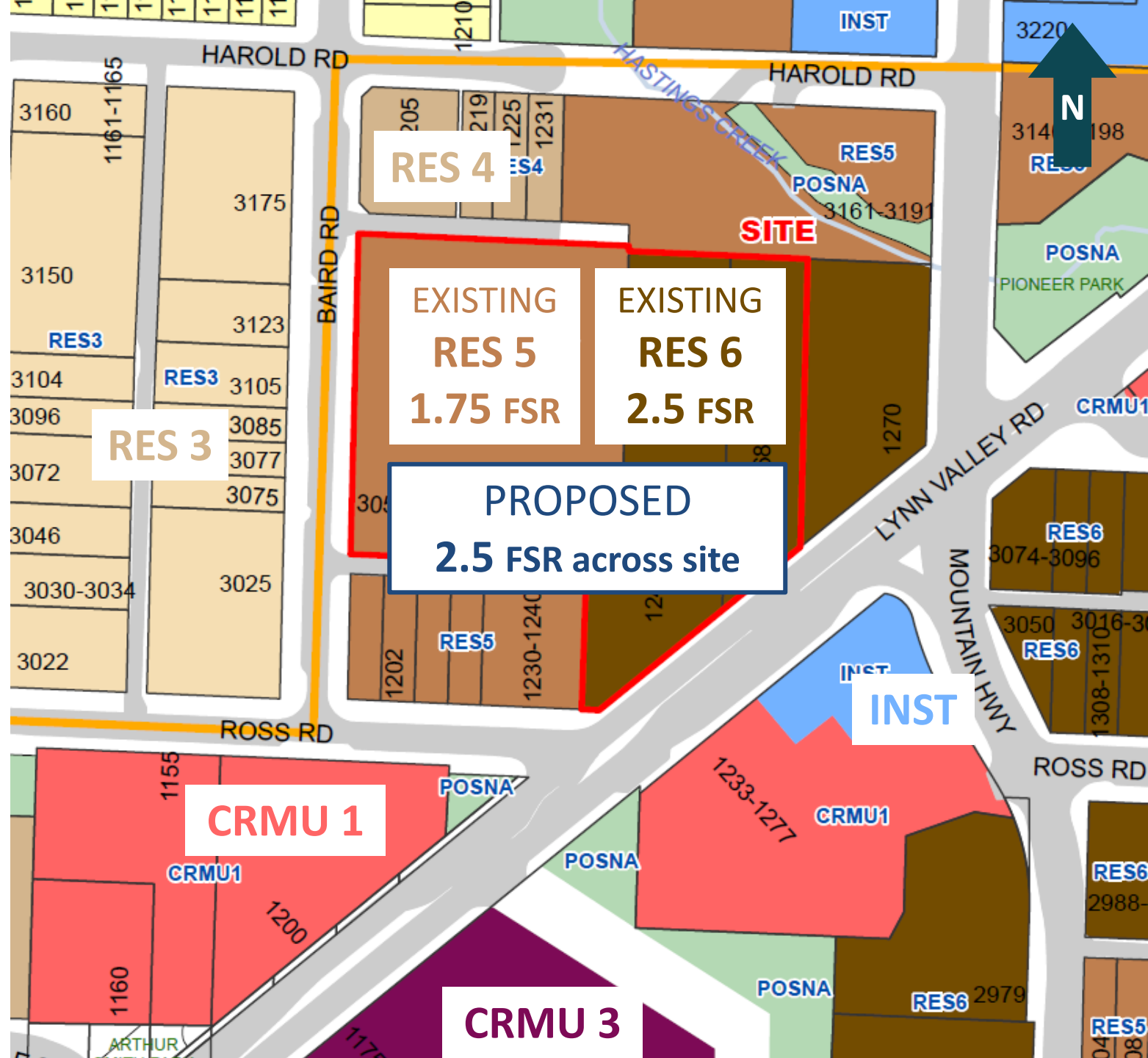
Located in
Lynn Valley Town Centre

Draycott Gardens
3050-3174 Baird Rd
32 rental townhomes

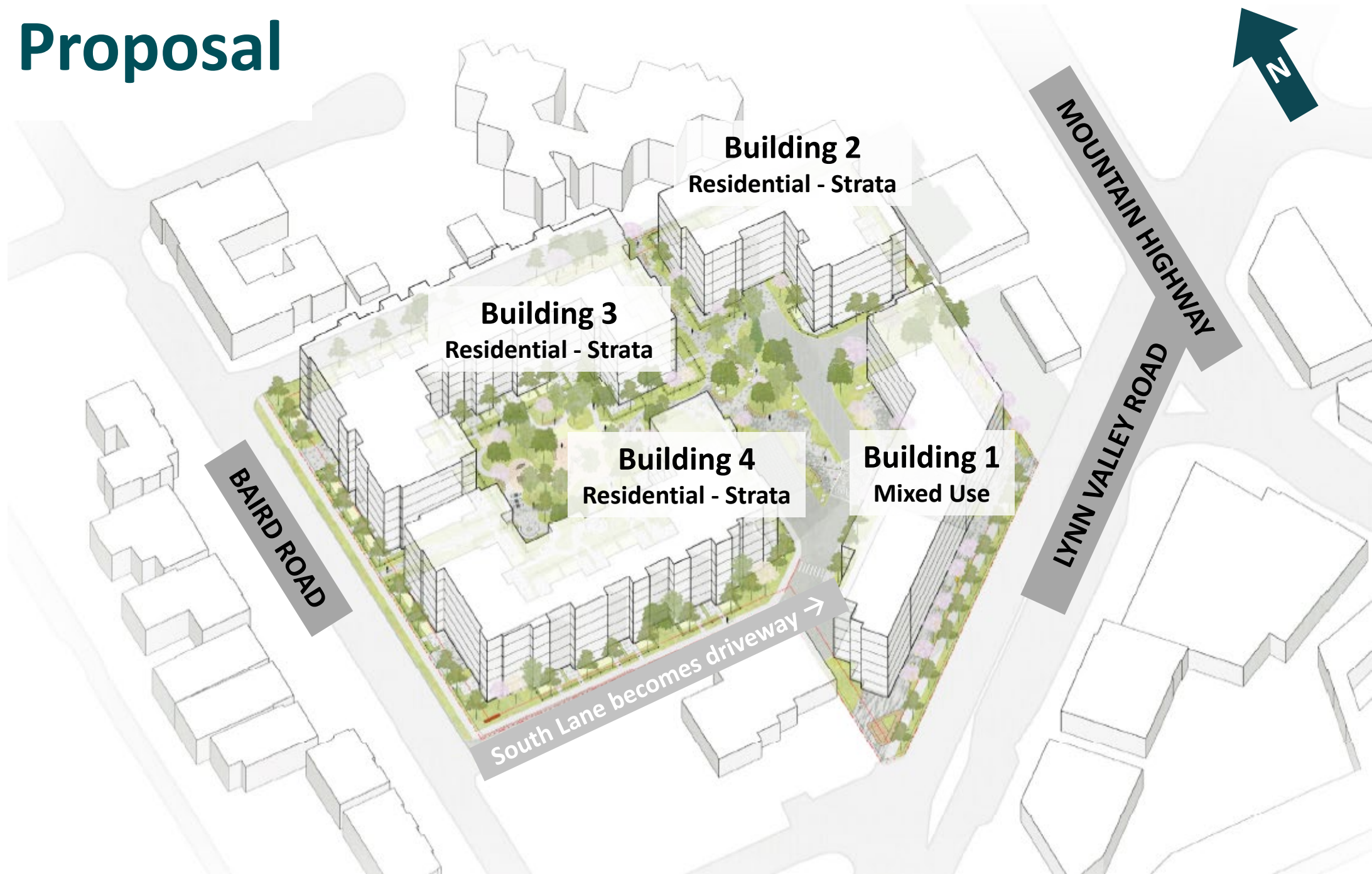
Lynn Valley Mall
1246-1268 Lynn Valley Rd
~25,000 sq ft commercial



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Proposal



Proposal

LEGEND

Streamside
protection area



Dedication



Town Centre
pedestrian path



Sidewalk – Baird



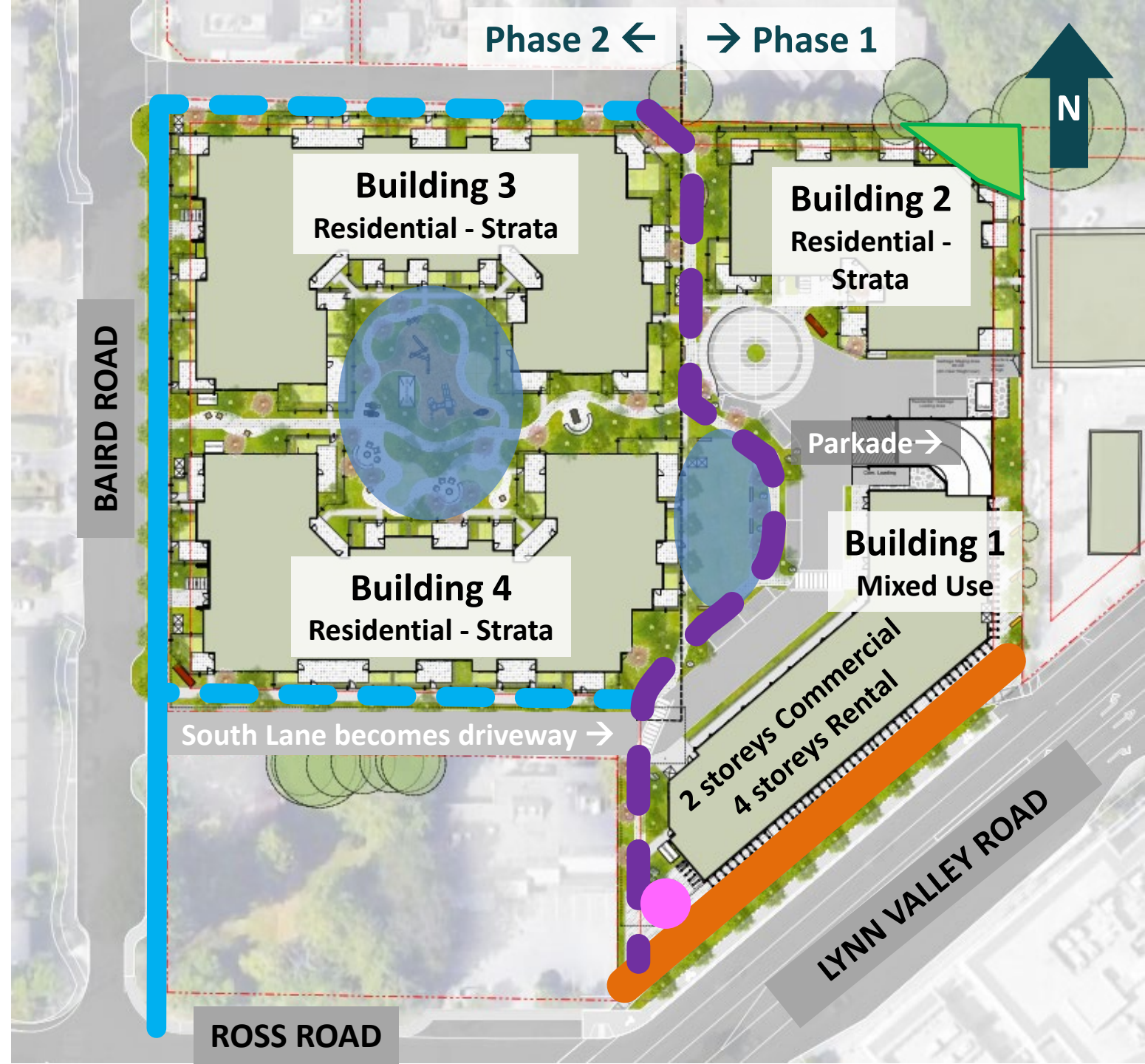
Sidewalk – Lanes



Public art



Outdoor amenity



Construct Phase 2

→ Phase 1

LANE REMAINS OPEN



N

3050-3174

1246-1260

1262-1268

Building 1: Commercial & Rental Residential



- 3rd to 6th floors
 - Market Rental Residential
 - 64 units in total
 - **32 x 3-bedroom units**
- 2nd floor
 - Office
- Ground floor
 - Commercial

Residential Tenant Relocation Assistance Policy (RTRAP)

- **Option 1**
- Move into Building 1 *at their current* rent*
 - Half are below DNV median (\$2551) (tenancies starting 2013 and earlier)
 - Half are above (starting 2018 and later)
 - \$1500 moving expenses
- **Option 2**
- Relocation assistance and financial compensation as per RTRAP
 - Four months' rent
 - Residency bonus (\$35 / month tenancy)
 - \$1500 moving expenses

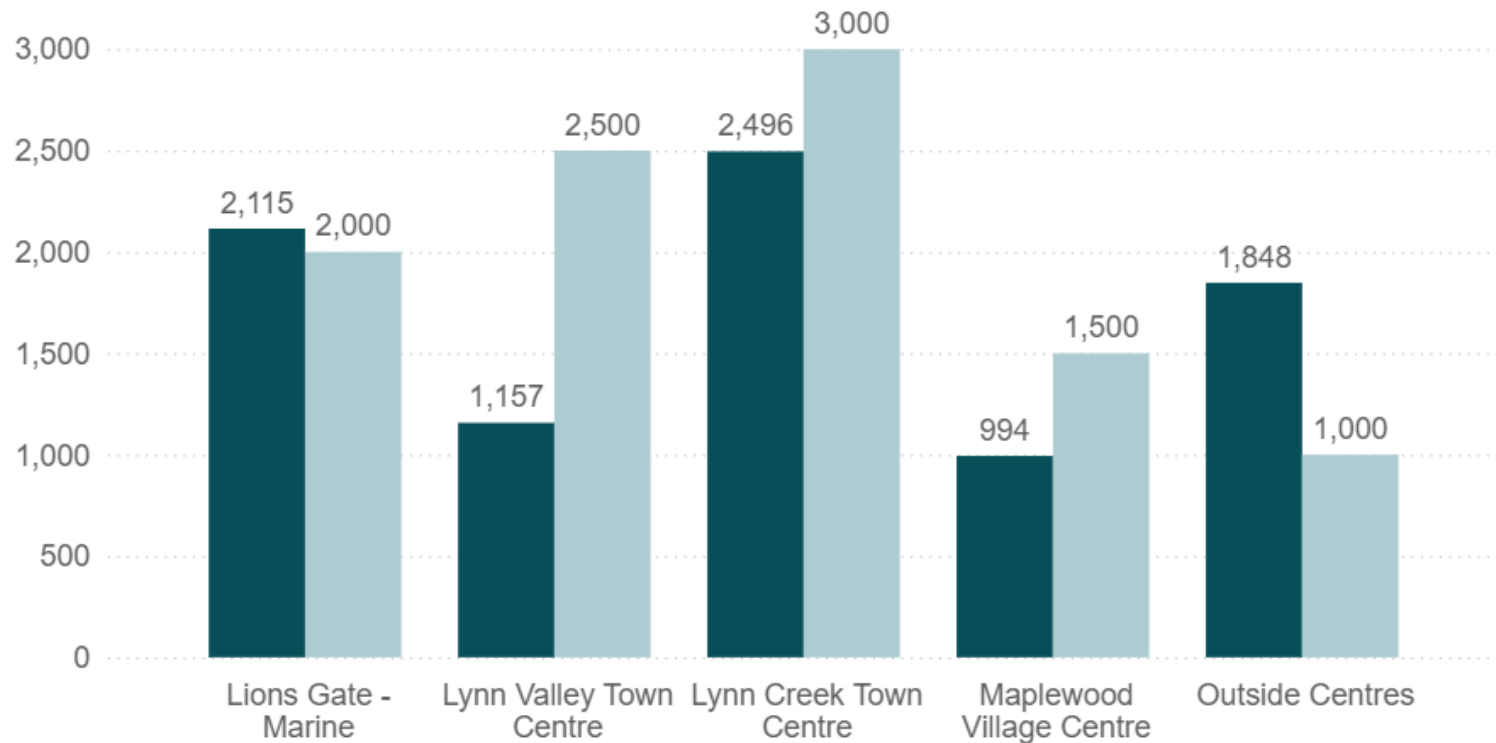
*Rent increases as per *Residential Tenancy Act*

Housing Targets: Lynn Valley Town Centre

Housing in town and village centres (built and approved)

In addition to the homes that have already been built within town and village centres, there are a number of other homes that have been approved by Council, but not yet built. Here is the combined total.

● Net units ● Estimated demand (2030)



Data last updated
| 2026-03-31 20:00:00

Community Engagement – October 2025

- 491 notices
 - + 3 signs + 3 ads in North Shore News
- 60 attendees – In-Person PIM
 - October 8, 2025
 - Ross Road Elementary
- 311 visitors – Virtual PIM
 - October 6 to 20, 2025
- 87 pieces of input received



Public Input – Since First Reading

- Areas of support
 - Residential tenant support
 - Commercial revitalization
 - Density near transit
 - Range of housing tenures/sizes
- Areas of concern
 - Traffic and parking
 - Density and height



Vehicle and Bicycle Parking

Vehicle Parking

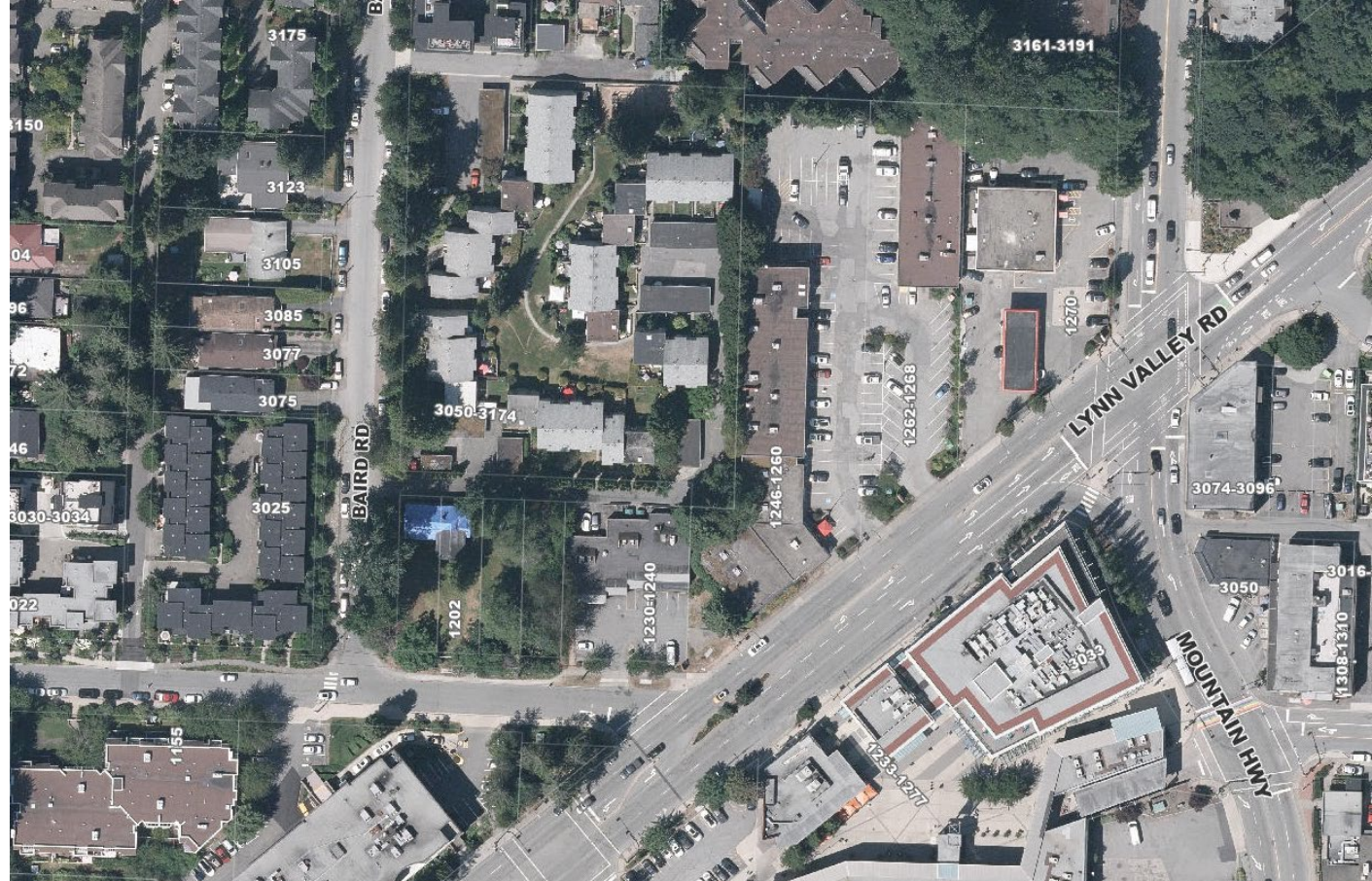
- 481 stalls in total
 - 1 per unit – Strata
 - 0.89 per unit – Rental
 - 0.1 per unit – Residential Visitor
 - 1 / 45m² – Commercial (blended rate)
- Rates in alignment with District's Alternative Vehicle Parking Rates

Bicycle Parking

- 732 Class 1 spaces (long-term)
 - 723 for residents
 - 9 for commercial
- 51 Class 2 spaces (short-term)

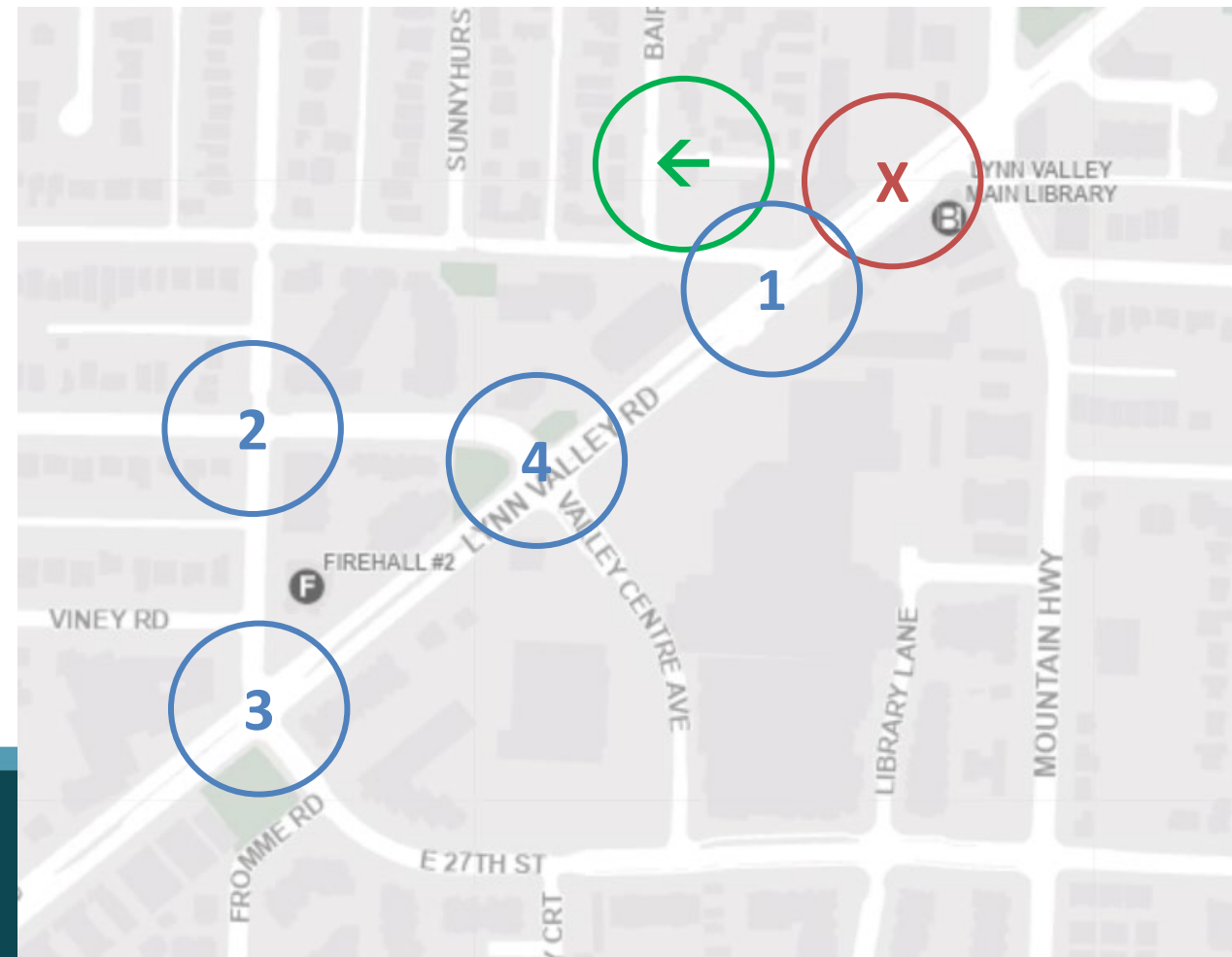
Construction Traffic Management

- Lynn Valley Road
- Baird Road
- South Lane
- Trades parking
- On-street parking
- Pedestrian access and safety



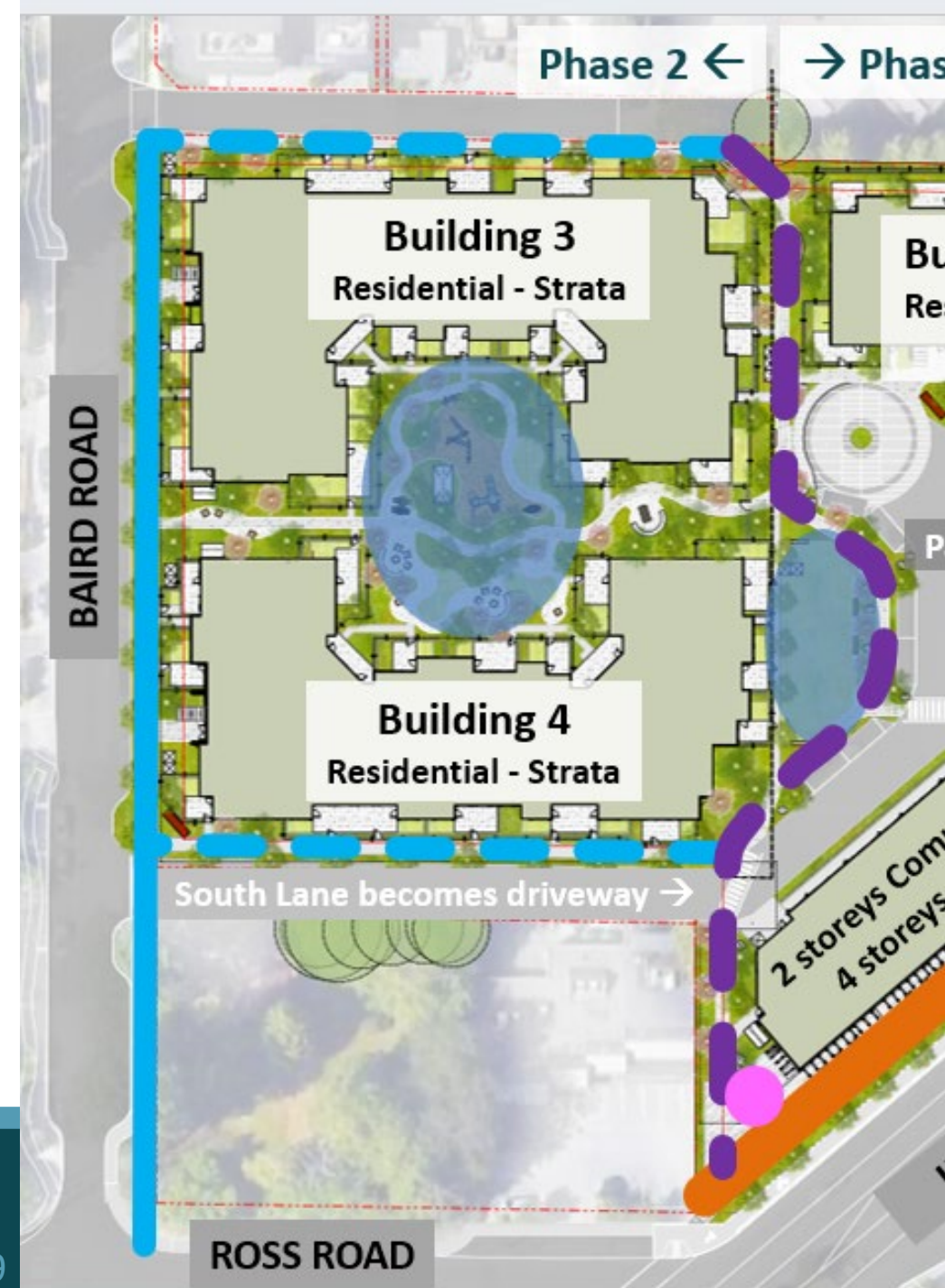
Traffic & Street Network Upgrades

- Under technical review with the Municipal Engineer and Transportation
 - 1. Close left turn onto Ross Road
 - 2. Signalization of four-way stop
 - 3. Advance left turn signal
 - 4. Increase length of left turn lane
- Will be secured through Development Covenant and Engineering Services Agreement



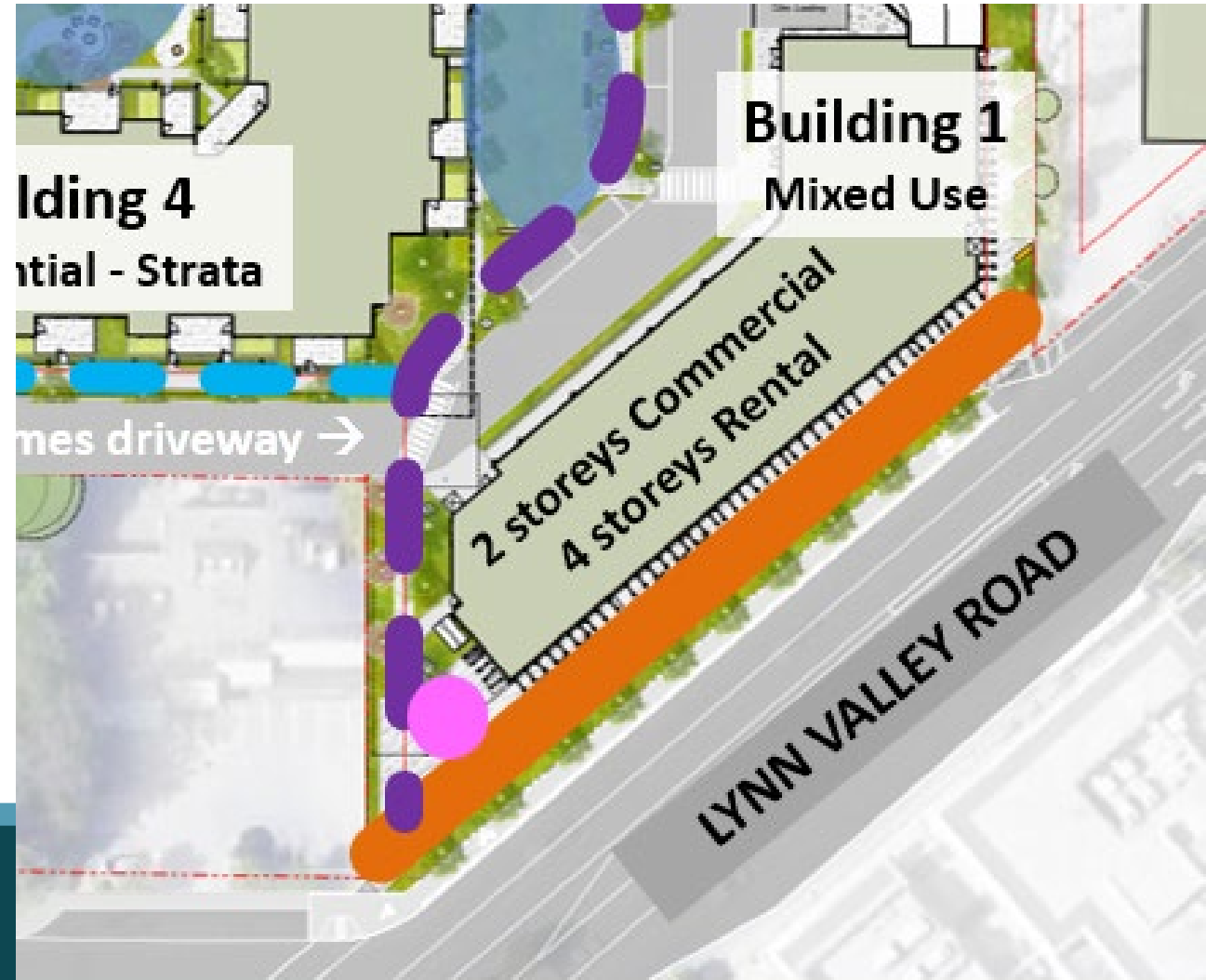
Pedestrian Routes

- Busy pedestrian route between Argyle Secondary and the commercial town centre
- **New north-south connections:**
 - Sidewalk extending to Ross Road (**solid blue**)
 - Town Centre pedestrian path (**purple**)
- **New east-west connections:**
 - Sidewalks along both lanes (**dashed blue**)
 - Aligned for easy access to the Mall Access crosswalk at Lynn Valley Road



Lynn Valley Road

- 8.5 metres (27.9 feet)
 - Will be secured through development covenant
- Translink's **Access for Everyone** Plan
 - 11 future RapidBus lines, including Lynn Valley to Lonsdale Quay
- Design not finalized yet → DP stage



Built Form: Height and Density



Building 1 – Lynn Valley Road, looking south



Building 3 – Baird Road at North Lane, looking south

Financial/offsite contributions, RTRAP, ACCs & DCCs

- Road dedications – Lynn Valley Road and Baird Road
- Residential tenant relocation assistance
- Street network upgrades
- Purchase of South Lane \$2 M
- Off-site landscaping / infrastructure upgrades \$5 M
- Amenity cost charges \$10.4 M
- Development cost charges \$13.5 M

Closing



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